

TOWN OF LEXINGTON COMMUNITY PRESERVATION COMMITTEE

PROJECT APPLICATION SUMMARY FORM

Project Title: Munroe Tavern Restoration and Rehabilitation

APPLICANT INFORMATION

Name of Applicant/Contact Person: Susan Bennett

Title or Position: Executive Director

Group or Committee Affiliation (if any): Lexington Historical Society

Applicant/Contact Person's address, contact phone number, and email: P.O. Box 514,
Lexington, MA 02420 781-862-1703, director@lexingtonhistory.org

PROJECT INFORMATION

Project Site Address: 1332 Massachusetts Avenue

Project Site Assessors Map/Parcel: 39/5

Project Site Deed Book/Page: acquired by bequest

Current Owner: Lexington Historical Society

Purpose (please check all that apply)

☐ Open Space

☐ Recreation

☒ Historic

☐ Housing

Brief Project Description: The Lexington Historical Society plans to add a wing to Munroe Tavern to house its archives of over three hundred years of Lexington history. The new wing will provide needed storage space and significantly enhance public access. Although this new construction is not a CPA-eligible project, the construction must be preceded by an archaeological dig in the basement footprint of the new wing. The Society is requesting consideration of CPA funding for the dig and associated expenses.

Costs	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
Fiscal Year			
2017	\$415,000	\$15,000	Grant funding, Historical Society fundraising
Total	\$415,000	\$15,000	

Signature of Applicant: Susan Bennett Date: 10/7/15

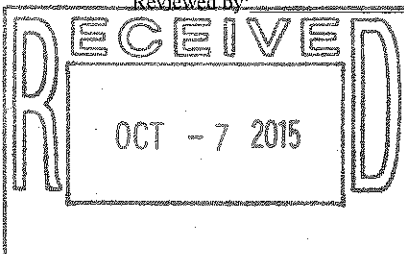
For Community Preservation Committee Use:

Form Received on: _____

Project Presented to CPC on: _____

Reviewed by: _____

Determination: _____



Lexington Historical Society
Community Preservation Application
Archaeological Dig at Munroe Tavern

The Lexington Historical Society will be adding a wing to Munroe Tavern to host its growing archives and to make them more accessible to the public. The size of the wing is approximately 25' x 25' and will include a full basement. Because of the historic significance of the site, an archaeological dig is required before construction can begin. We are requesting Community Preservation funding only for the dig, recognizing that the new construction is ineligible.

Scope of Project – we are proposing to hire Plymouth Archaeological Rediscovery Project (PARP) to conduct a dig on the site of the planned archives wing in April 2016. A detailed proposal for the dig is attached. A dig of this sort has to meet requirements imposed by the Massachusetts Historical Commission and PARP will assure that all these requirements are met.

One exciting feature of the project is that PARP is open to making this a (well-supervised) public dig. The Historical Society will work with the archaeologist to schedule opportunities for members of the public to join the dig and encourage parents to participate with their children, especially during the April school break. To enhance the public experience, we will have on-site an exhibit showcasing the archaeological finds from the Hancock-Clarke House dig. This public component will be educational and should increase public appreciation for Lexington's history and its preservation.

In addition to the dig, the project will include a ground penetrating radar survey of the entire Munroe Tavern site to identify other significant features that might call for future exploration.

Project Goals and Objectives – The goals of the dig are as follows:

- to be a responsible steward of Lexington's historic resources by conducting a professional archaeological dig at the site of new construction at Munroe Tavern;
- to provide public education about archaeology and history by including a strong public component to the dig;
- to use any artifacts unearthed in the dig in the Society's interpretation of Munroe Tavern.

Projected Action Plan and Timeline – If funding is received, the dig will begin in early April and will be completed by early May. Evaluation of artifacts and reporting on the dig will continue into early summer. The ground penetrating radar will also be completed in this same time frame.

Anticipated Project Cost – The preliminary budget for the dig and the ground penetrating radar is \$15,000. The proposal from PARP estimates \$9000 for archaeology, and the ground penetrating radar is \$1500. We would request that a contingency be included as the size of the

dig may need to be expanded somewhat if the building footprint is larger than anticipated in our initial plans, and our experience with prior digs is that they can be more expensive than estimated.

Other Funding Sources – The archaeological dig is part of a larger project – the Munroe Tavern Archives Wing. This is estimated to be a \$400,000 project. We are not seeking CPA funding for any other part of this larger project as it is ineligible, but the cost of the dig should be considered part of this larger effort. We will be seeking state grants and private donations to fund the archives wing construction.

Budget justification – The attached proposal thoroughly outlines the dig and the basis of the projected cost.

Comparable projects – In the 1960s, the Lexington Historical Society, under the direction of archaeologist Roland Robbins, conducted a large, community-based dig at the Hancock-Clarke House. The artifacts from that dig were the subject of an exhibit in 2010 and continue to inform our interpretation of the house today. In 2010, the Society conducted a dig at Munroe Tavern prior to creating a small reception room there. The firm conducting the dig did not encourage public participation. A small trove of artifacts was unearthed from that dig.

Relevance to Community – The historic sites in Lexington are of local, state and national significance. Adding an archives wing to Munroe Tavern will permit the Society to provide more adequate care for the town's historic archives and to make them much more accessible to visitors from near and far. A professional archaeological dig that meets state requirements will permit the Society to move forward with this important project.

Supporting documents - A site plan of Munroe Tavern is attached with the area of the dig indicated. The proposal from Plymouth Archaeological Rediscovery Project is also attached.

PLYMOUTH ARCHAEOLOGICAL REDISCOVERY PROJECT (PARP)

355 Orchard St. New Bedford, MA 02740

(774)-488-2095

craig@plymoutharch.com

August 3, 2015

Thank you for contacting PARP regarding the proposed archaeological excavation at the Munroe Tavern. A bit of background about myself. I received my Bachelor of Arts in Anthropology from the University of Rhode Island and then went on to earn a Master of Arts in Historical Archaeology from the University of Massachusetts at Boston. I worked for several years at various New England archaeology companies, both before and after I was hired by Plimoth Plantation as an interpreter and staff archaeologists for their Wampanoag Indian Program. After leaving the Plantation and working in Virginia, I started PARP in 2003 with the primary goal of conducting excavations in Southeastern Massachusetts (the area that was once Plymouth Colony). Since then I have conducted excavations across Massachusetts and Rhode Island with sites ranging from 4000 year old Native encampments and 1000 year old native village to seventeenth century homesites and nineteenth century cemeteries. My philosophy has always been archaeology for the people. To that end I try to make as many of my findings available to the public via my website (www.plymoutharch.com) while also striving to involve the public as much as possible (through lectures, demonstrations and community digs).

The excavation at the Munroe Tavern is proposed as a community involved dig. Because of the relatively small area of excavation, I recommend that a maximum of 10 volunteers be allowed to participate under the guidance of at least two professional archaeologists. Those wishing to volunteer could sign up to work either a morning or afternoon session (or both if they wanted) each day of the excavation. Morning sessions would run from 9-12 and afternoon sessions from 1-4 each day of the proposed 2-3 week dig. I have found it best if people sign up for their session well in advance of the start date (at least two months before). Prior to the start of the dig, a training day will be held to familiarize the volunteers with what will be expected of them and of the types of artifact that can be expected to be found. This training day would last for a few hours and could occur on site. Volunteers would have the opportunity to excavate, screen, and take notes during the course of their day. I have also found that giving anyone who does not feel that they could physically get down and dig, the option of being strictly a note taker or screener is a good way to involve a diverse range of people. The dig could also be open to school field trips, not so much for digging, but they could visit the excavation and even help out with screening (under a watchful, experienced eye, of course).

Some issues to consider are parking, restrooms, and liability waivers. I have found that having folks sign a generic liability form is a good way of assuaging anyone's fears of lawsuit. An excavation such as this, even if nothing of great import is found, is also a great way to promote the museum via local papers, NPR, and other local, and regional, news outlets.

It is estimated that the area to be impacted by the proposed construction will measure 20 x 24' (6 x 7.5 meters). I propose that the entire area to be impacted should be completely archaeologically excavated, leaving what is essentially an empty, relatively shallow, hole within the impact footprint. Excavation will begin with the staking out of the impact area followed by the removal of the turf. This turf can be removed fairly carefully and reused elsewhere if the Society wishes. Following the removal of all the turf, the impact area will be gridded off into the one meter squares that will form the basis of the excavation. Excavation will be carried out across the entire excavation area one level at a time (either natural soil level when visible or by arbitrary 10-cm (4") levels within the natural soil horizons). The entire surface will be mapped at the completion of each natural or arbitrary level, excavation will then proceed to the next level. Excavation will cease upon

encountering 10 cm of sterile subsoil (not too exciting to dig, but it does ensure that nothing is missed). If features (pits, postholes, foundations, etc.) are encountered, these will be mapped, photographed, and eventually excavated. All artifacts recovered will be kept separate by provenience (first by one-meter unit then by depth and by feature if necessary). At the completion of the excavation, PARP will be responsible for processing all the artifacts (washing, stabilizing, cataloging, bagging and boxing) and producing a final report within 6 months of the completion of fieldwork. A completion memo will be submitted to the MHC within one week of the completion of fieldwork so that the project can proceed without delay as the report is written.

I have also wondered if the Society has ever considered having a ground penetrating radar (GPR) survey conducted in the area immediately around and in the lawn to the north of the house. A GPR survey would cost a flat fee of \$1500.00 and has the potential to identify support such as barns, privies, dairies, and stables, as well as being able to locate areas of past disturbance. Knowing where potential areas of sensitivity and disturbance is an important step in managing a resource such as the tavern. By knowing where potentially significant resources are and where they do not appear to be, the Society would be able to better plan for future expansions or even future community excavations.

The cost for the complete excavation of the impact area (20 x 24') is as follows:

Permit	\$1000
Fieldwork	\$4000
Labwork	\$2000
Report	\$2000
Total	\$9000

The schedule for proceeding is as follows:

Permit: two weeks to generate and up to two months to be issued by the MHC

I would recommend beginning the permit application process as soon as either the project is approved or as soon as the funding is approved. It generally takes 30 days for the Massachusetts Historical Commission (MHC) to issue a permit, but they often request additional information or have recommendations that they would like to see included in the permit application, thus making the application take up to twice as long. The permit is good for at least a year and can be extended. If we submitted a permit application in November, and it takes two months for the MHC to issue it, we would have the permit by January or February and would be in a better place to start fieldwork at the Society's leisure.

Fieldwork: three to four weeks

Once we have the permit in hand we start the fieldwork as soon as the weather is amenable and the volunteers are scheduled. Fieldwork will include one training day prior to the actual fieldwork.

Completion Memo: within 1 week of the completion of fieldwork

A comprehensive completion memo detailing the testing strategy and preliminary results will be generated and filed with MHC so that the project can proceed while the labwork and report are completed.

Labwork: Two weeks

Report: Within six months of the completion of fieldwork

The final report, barring changes recommended by MHC or the Society, is expected to be completed within six months of the completion of fieldwork.

Please contact me with any questions, comments, or if you would like further details regarding any aspect of this proposal.

Craig S. Chartier
Director PARP

PERCY ROAD

L=36.86'
R=15.00'



MASSACHUSETTS AVE.
L=321.09'
R=2730.00'

TAVERN LANE
L=74.12'
R=165.00'

Area of dig

25.4' NEW
12' P. MTL.
24.6'
0.83'

41.2'
EXISTING
BUILDING
#1332
40.2'

260.96'

I CERTIFY THAT THE ABOVE STRUCTURE
IS LOCATED AS SHOWN.
THE LOT DOES NOT LIE IN A FEMA 100
YEAR FLOOD HAZARD ZONE.



David E. Lukens
REG. PROF. LAND SURVEYOR

1332 MASSACHUSETTS AVENUE
PLOT PLAN OF LAND
IN
LEXINGTON, MASS.

SCALE: 1" = 60'

5 JANUARY 2011

LANDMARK ENGINEERING OF NEW ENGLAND, INC.
REG. LAND SURVEYORS & REG. PROF. ENGINEERS
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